

Public Land Sale

Seventy-Seven Properties in the Las Vegas Valley

February 2, 2005

Auction to be held at

**Cashman Theatre
Cashman Center
850 Las Vegas Blvd. North
Las Vegas, NV 89101**

**Registration hours:
8:00 a.m. - 10:00 a.m.
Auction begins at 10 a.m.**

*Hosted by the Bureau of Land
Management (BLM), Las Vegas Field
Office*

For More Information

Phone

1-888-GSA-LAND (472-5263)

Fabian Huey ext. 3408
David Haase ext. 3426
Gina Arias-Arrieta ext. 3431
BLM Project Office (702) 515-5114

Web Sale Page

<http://propertydisposal.gsa.gov/property>

Click on Hot Sales – Las Vegas, NV
OR

BLM Web Page

<http://www.nv.blm.gov>

Click on Southern Nevada Public Land Management Act. On the next page, click on Land Sales.

Pre-registration for oral auction will be at:

<http://www.auctionrp.com>

*Please refer to the brochure for General Terms
and Conditions and Bidding Instructions.*

— Auction Details —

This sale will consist of 77 parcels located in Clark County Nevada. The parcels, as described in the enclosed maps and encumbrance information, are generally suitable for residential and/or commercial purposes.

SEALED BIDS

Prior to the **oral auction on Feb. 2, 2005**, sealed bids on the 77 parcels will be accepted, with the bids starting at the appraised Fair Market Value (FMV). Bids obtained by sealed bids will be carried over to the oral auction. The BLM Las Vegas Field Office will accept sealed bids until 4:30 p.m. on **January 25, 2005** at 4701 N. Torrey Pines Drive, Las Vegas, NV 89130. For more information on sealed bidding please refer to page 6 of the brochure or call the BLM Project Office at (702) 515-5114.

Registration for the oral auction will begin at 8:00 A.M. and will close at 10:00 A.M. The oral auction of the 77 parcels will begin at **10 A.M.** with the opening price being the FMV or the amount bid by sealed bid, whichever is higher.

Registration Deposits must be in the amount of \$10,000 per bidder. The Registration Deposit must be in the form of a certified check, bank draft, or cashier's check. **If you are bidding on N78216 or N78217, an additional registration deposit is required. The additional registration deposit for N78216 is \$64,600,000 and N78217 is \$67,000,000.**

No parcel will be sold for less than its fair market value (see parcel maps for FMV). At close of the auction, the highest qualified bids will be announced. If the person declared to have entered the highest qualifying bid did so at the oral auction, **payment for not less than one-fifth (20%)** of the amount of the bid must be submitted by **4:30 PM on Feb. 2, 2005 to BLM collection officers at the sale location.** You must pay the balance within 180 days of the date of the sale. Failure to pay the full price within 180 days shall disqualify your bid and you will forfeit your bid deposit to the BLM.

PRE REGISTRATION FORM-February 2, 2005 BLM PUBLIC AUCTION

Tired of waiting in line to register on the day of the auction? There's 3 easy ways to pre-register:

➔ **ONLINE:** www.auctionrp.com

(Scroll to Featured Auction and Click on Las Vegas):

➔ **MAIL** (Complete this form and send to):

GSA Office of Property Disposal (9PR)

450 Golden Gate Avenue, 4th Floor

San Francisco, CA 94102-3434

Attn: BLM Feb 2005 Pre-Registration

➔ **FAX** (Complete this form and fax to): 415-436-7402

The last day to pre-register is 12 p.m. (noon) **Monday, January 25, 2005.**

On February 2nd, go directly to the **Express Registration Desk** (8:00 a.m. – 10:00 a.m.) at Cashman Theatre. You will need to present a photo identification card (driver's license, state identification or equivalent) and the required registration deposit to receive your Bidder Number.

PRE-REGISTRATION FORM BLM Las Vegas Public Auction February 2, 2005

(Property Code 149)

Please print legibly when completing this form:

Bidder's Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: Area Code _____ No. _____

By signing below, I certify that I am a citizen of the United States and am not an employee of the US Department of the Interior.

Signature: _____

Information requested on this form is done so in accordance with The Privacy Act of 1974 (5 U.S.C. § 552A), as amended, for the purpose of registering you as a bidder for BLM's oral auction to be held on 2/2/05.

PARCEL SUMMARY MATRIX

The following 77 parcels is the order that will be offered at the Feb. 2, 2005 oral auction.

Parcel No.	APN	Acres	Fair Market Value
N-74826	163-18-802-002	2.5	\$28,000
N-78149	Pt 125-29-101-005	2.5	\$625,000
N-78150	Pt 125-29-101-005	2.5	\$625,000
N-78151	Pt 125-29-201-001	2.5	\$625,000
N-78190	176-14-301-025	2.5	\$1,700,000
N-66702	176-12-601-017	7.5	\$2,625,000
N-77340	Pt 176-22-301-011	1.25	\$150,000
N-78153	Pt 126-01-501-001	2.54	\$215,000
N-78154	Pt 126-01-501-001	2.63	\$450,000
N-78155	Pt 126-01-601-002	2.5	\$425,000
N-78156	Pt 126-01-601-002	2.5	\$425,000
N-78164	Pt-126-01-301-004	2.5	\$285,000
N-78165	Pt-126-01-301-004	2.5	\$425,000
N-78166	Pt-126-01-301-004	2.5	\$425,000
N-78167	Pt-126-01-301-004	2.5	\$285,000
N-78157	Pt 126-01-601-014	2.5	\$240,000
N-78158	Pt 126-01-601-014	2.5	\$425,000
N-78159	Pt 126-01-601-014	2.5	\$135,000
N-77171B	001-770-005	80	\$290,000
N-77176B	10-070-26	160	\$16,000
N-77177B	10-260-03	119.16	\$10,000
N-65894	177-10-201-022	2.5	\$350,000
N-65897	177-14-602-009	1.25	\$310,000
N-65956	177-28-302-012	2.5	\$500,000
N-74836	177-29-601-003	2.5	\$645,000
N-78152	Pt 125-29-201-001	2.5	\$625,000
N-78160	Pt 126-01-601-014	2.5	\$425,000
N-78161	Pt 126-01-601-014	2.5	\$425,000
N-78162	Pt 126-01-601-014	2.5	\$425,000
N-78163	Pt 126-01-601-014	2.5	\$425,000
N-78168	Pt-126-01-701-006	2.5	\$425,000
N-78169	Pt-126-01-701-006	2.5	\$425,000
N-78170	Pt-126-01-701-006	2.5	\$425,000
N-78171	Pt-126-01-701-006	2.5	\$425,000
N-78188	176-12-301-005	5	\$1,550,000
N-78189	176-12-301-022	2.5	\$830,000
N-78172	Pt-126-02-601-009	2.5	\$400,000
N-78173	Pt-126-02-601-009	2.5	\$400,000
N-78174	Pt-126-02-201-016	2.5	\$400,000
N-78175	Pt-126-02-201-016	2.5	\$400,000

PARCEL SUMMARY MATRIX (Continued)

Parcel No.	APN	Acres	Fair Market Value
N-78214	Pt 176-35-501-032	15	\$4,875,000
N-78176	Pt-126-02-201-014	2.5	\$400,000
N-78177	Pt-126-02-201-014	2.5	\$400,000
N-78178	Pt-126-02-301-007	2.5	\$400,000
N-78179	Pt-126-02-301-007	2.5	\$400,000
N-78182	126-02-401-004	3.75	\$820,000
N-78180	Pt-126-02-301-009	2.5	\$400,000
N-78181	Pt-126-02-301-009	2.5	\$400,000
N-78183	Pt 126-03-801-007	2.5	\$430,000
N-78184	Pt 126-03-801-007	2.5	\$430,000
N-78185	Pt 126-03-802-001	3.75	\$820,000
N-78186	Pt 126-03-802 & Pt 126-10-501	3.125	\$690,000
N-78187	Pt 126-10-501-003	2.5	\$430,000
N-78191	Pt 176-19-201-013	2.5	\$465,000
N-78194	176-19-601-014	5	\$1,483,000
N-78193	176-19-601-028	3.75	\$1,027,000
N-78192	176-19-601-010	7.5	\$1,187,000
N-78197	Pt 176-19-701-015	2.5	\$540,000
N-78198	Pt 176-19-701-015	2.5	\$528,000
N-78199	Pt 176-19-701-015	2.5	\$528,000
N-78200	Pt 176-19-701-015	2.5	\$528,000
N-78209	Pt 176-21-601-021	5	\$1,150,000
N-78210	Pt 176-21-601-021	2.5	\$375,000
N-78208	Pt 176-21-601-021	2.5	\$413,000
N-78207	Pt 176-21-601-021	2.5	\$425,000
N-78205	Pt 176-21-601-021	5	\$1,250,000
N-78206	Pt 176-21-601-021	2.5	\$450,000
N-78204	Pt 176-21-601-021	2.5	\$488,000
N-78203	Pt 176-21-601-021	2.5	\$500,000
N-78202	Pt 176-21-601-021	2.5	\$525,000
N-78201	Pt 176-21-601-021	2.5	\$550,000
N-78211	Pt 176-24-501-026	1.25	\$281,000
N-78212	176-24-101-018	2.5	\$600,000
N-78213	Pt 176-24-601-053	1.25	\$300,000
N-78215SB	Pt 138-28-301-005	5	\$1,625,000
N-78217	Various 124-14; 124-15; 124-16; 124-21; 124-23	2395.58	\$335,000,000
N-78216	Various 126-12; 125-06; 125-07	1,710.86	\$323,000,000

Bidder Statement

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Sale Bid & Certificate of Eligibility

Serial Number N- **Amount of Bid \$** _____

Total Amount Enclosed \$_____

Note: A mineral conveyance application fee of \$50.00 is required by BLM at time of closing.

INDIVIDUAL () I certify that I am a citizen of the United States, 18 years of age or older, and under 43 CFR 20.401 am not an employee of the U.S. Department of the Interior.

NOTE: Individuals taking title together should check "Individual" box and each sign below.

PARTNERSHIP () I certify, under 43 CFR 2711.2 that I am qualified as specified above for an individual. In addition, I certify that I am duly authorized by the partnership to bind the partnership to a bid for purchase of the real estate identified above, or that all members necessary to legally bind the partnership have signed below to bind the partnership to a bid for the real estate identified above. I (we) certify that the partnership is legally capable of conveying and holding lands or interests therein under the laws of Nevada.

CORPORATION () I certify, under 43 CFR 2711.2, that the corporation named below is organized under and subject to the laws of the United States or any state thereof. In addition, I certify that I am duly authorized by the corporation to bid for purchase of the real estate identified above. I certify that the corporation is legally capable of conveying and holding lands or interests therein under the laws of Nevada.

GOVERNMENTAL ENTITY () I certify, under 43 CFR 2711.2, that the entity named below is a state, or political subdivision thereof, and that this entity is authorized to hold property. I certify that I am duly authorized by the named entity to bind the entity to a bid for purchase of the real estate.

PRINT your name and write your signature. Married women should sign their given name (i.e. Mary Ellen Jones, not Mrs. John Jones). Patent will be issued to the party entered on this statement.

Print Name of Individual or Corporation Name

Signature

Date _____

Street Address

City, State, Zip

Send patent to this address: _____

Name and phone number of point of contact: _____

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SALE BID & CERTIFICATE OF ELIGIBILITY

An individual statement must be thoroughly and legibly completed for **each** parcel you purchase. **BLM staff in the closing room will assist you.**

WHO MAY PURCHASE PUBLIC LAND?

A CITIZEN OF THE UNITED STATES 18 years of age or older (Individual), Partnership, Corporation, or Governmental Entity. See front of Bid Form for additional information.

INFORMATION REGARDING COMPETITIVE SALES

Bids may be made by a principal or a duly qualified agent.

The acceptance or rejection of any offer to purchase shall be in writing no later than 30 days after receipt of such offer unless the purchaser waives his right to a decision within such 30-day period.

Until the acceptance of the offer and payment of the purchase price, the bidder has no contractual or other rights against the United States, and no action taken shall create any contractual or other obligations of the United States.

NAME CHANGES

Requests to change the name of the high bidder from the name in which the bid was made must take place **prior** to issuance by BLM of the HIGH BIDDER notification on **March 4, 2005**. Request for changes received after that date will be rejected.

If you are bidding as an agent for someone who will want the patent issued in their name, please notify BLM today when you make your payment. You will be given a new BLM Bidder Statement to be completed by the intended patentee. If the Bidder Statement is not received by BLM prior to **March 4, 2005**, upon receipt of final payment, BLM will issue the patent to the name on the Bidder Statement initially submitted.